033.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	479,300 / 479,300
					USE VALUE:	479,300 / 479,300
					ASSESSED:	479,300 / 479,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUSA JOHN D
Owner 2:	
Owner 3:	
Street 1:	45 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,803 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Clapboard Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3803.000	137,500		341,800	479,300
Total Card	0.087	137,500		341,800	479,300
Total Parcel	0.087	137,500		341,800	479,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.59 | /Parcel: 505.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22932
GIS Ref
GIS Ref
Insp Date 01/27/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 033.0-0003-0010.0

!2732!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	137,500	0	3,803.	341,800	479,300	479,300	Year End Roll	12/18/2019
2019	101	FV	110,700	0	3,803.	309,800	420,500	420,500	Year End Roll	1/3/2019
2018	101	FV	110,700	0	3,803.	293,700	404,400	404,400	Year End Roll	12/20/2017
2017	101	FV	110,700	0	3,803.	256,400	367,100	367,100	Year End Roll	1/3/2017
2016	101	FV	110,700	0	3,803.	219,000	329,700	329,700	Year End	1/4/2016
2015	101	FV	87,000	0	3,803.	203,000	290,000	290,000	Year End Roll	12/11/2014
2014	101	FV	87,000	0	3,803.	168,200	255,200	255,200	Year End Roll	12/16/2013
2013	101	FV	87,000	0	3,803.	160,200	247,200	247,200		12/13/2012

PRINT

Date	Time
12/10/20	18:05:24

LAST REV

Date	Time
01/10/19	18:32:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12094-222		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	22932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2009	Meas/Inspect	372	PATRIOT
4/12/2000	Inspected	263	PATRIOT
2/22/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3803		Sq. Ft.	Site		0	64.	1.40	3									341,817						341,800	

Total AC/HA: 0.08730 | Total SF/SM: 3803 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 341,817 | Spl Credit | Total: 341,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	30	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92481506
Adj $ / SQ:	124.850
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	199331
Depreciation:	61793
Depreciated Total:	137538

COMMENTS

COMMON WALL DUPLEX SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

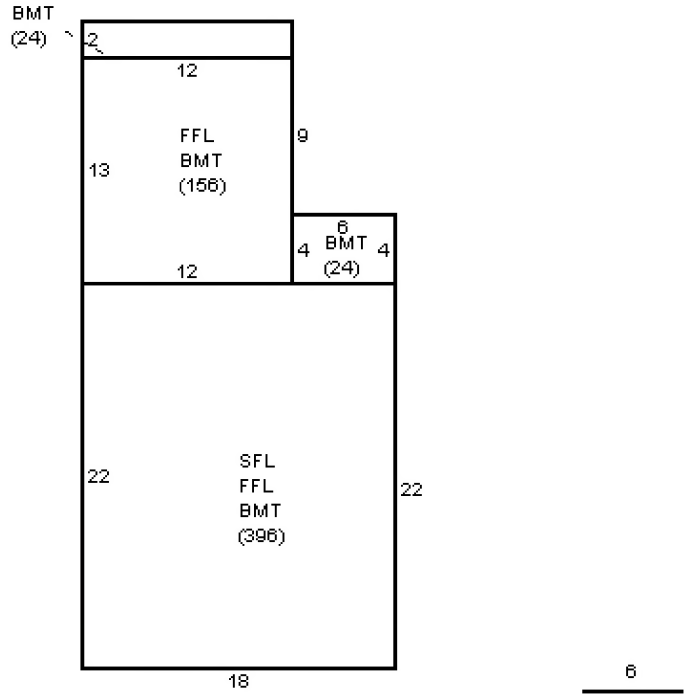
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	124.85
Special Features:	0	Val/Su Net:	88.82
Final Total:	137500	Val/Su SzAd	145.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	37.460	22,473
FFL	First Floor	552	124.850	68,917
SFL	Second Floor	396	124.850	49,441

Net Sketched Area:	1,548	Total:	140,831
Size Ad	948	Gross Are	1548	FinArea	948
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	